

Document # 4579

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

RESOLUTION

BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated APR 4 1985 relating to portions of the CHARLESTOWN URBAN RENEWAL AREA, MASS. R-55, be executed, a copy of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk.

A true copy

CERTIFICATE

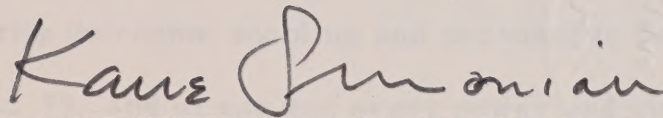
I hereby certify that the following names constitute the entire membership of the Boston Redevelopment Authority:

Robert L. Farrell
Joseph J. Walsh
James K. Flaherty

William A. McDermott, Jr.
Clarence J. Jones

A true copy

ATTEST:



Secretary of the Boston Redevelopment Authority

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, in accordance with G.L. c. 121B and its predecessor statute G.L. c. 121, adopted and filed in the Suffolk County Registry of Deeds, Book 8069, page 113, an ORDER OF TAKING, dated September 15, 1966, concerning and describing the CHARLESTOWN URBAN RENEWAL AREA, all of the findings, determinations and descriptions set forth therein being incorporated herein by reference and made a part hereof; and

WHEREAS, the Boston Redevelopment Authority has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by G.L. c. 79, §40.

NOW, THEREFORE, BE IT ORDERED that the Boston Redevelopment Authority, acting under the provisions of said c. 121B and all other authority thereunto enabling and pursuant to the applicable provisions of said c. 79, and of any and every power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth or referred to, the area or areas located in the City of Boston as hereinafter described in ANNEX A, together with any and all easements and rights appurtenant thereto, including any trees, buildings and other structures standing upon or affixed thereto, and including the fee, if any, in all public streets, highways and public ways in said area or areas or contiguous and adjacent to the property taken hereby, provided such fee is a part of said property, except any and all easements of travel in and to any

and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto.

AND FURTHER ORDERED that in accordance with the provisions of the said c. 79, as amended, awards are made by the Boston Redevelopment Authority for damages sustained by the owner or owners and all other persons, including all mortgagees of record, having any and all interest in each parcel described in ANNEX A and entitled to any damages by reason of the taking hereby made. The Boston Redevelopment Authority reserves the right to amend the award at any time prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in ANNEX B, which ANNEX B is not to be recorded in the Registry of Deeds with the Order of Taking.

AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this instrument of Taking to be recorded in the office of the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

DATED: APR 4 1985 BOSTON REDEVELOPMENT AUTHORITY
By:

By:

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]

ATTEST:

[Signature]
Secretary of the Boston Redevelopment Authority

Approved as to Form:

[Signature]
Ralph F. Cahill, Assistant General Counsel

ANNEX A

BOSTON REDEVELOPMENT AUTHORITY

CHARLESTOWN URBAN RENEWAL AREA

TAKING AREA DESCRIPTION

The following parcels of land are to be taken by this Order of Taking:

PARCEL R-31A

Beginning at the intersection of the southerly sideline of Winthrop Street and the westerly sideline of Main Street;

thence running by the southerly sideline of Winthrop Street on a bearing of N62°-31'-39"E a distance of 69.11 to a jog point;

thence continuing by the southerly sideline of Winthrop Street on a bearing of N63°-38'-48"E a distance of 80.98' to a point of the intersection of Winthrop Street and the westerly sideline of Warren Street;

thence by westerly sideline of Warren Street in a southerly direction S41°-42'-10"E a distance of 128.50 to a jog point;

thence still by Warren Street on a bearing of S39°-32'-64"E a distance of 20.14' to a jog point;

thence still by Warren Street on a bearing S35°-56'-51"E a distance of 24.18' to a jog point;

thence still by Warren Street on a bearing S31°-19'-41"E a distance of 26.12' to a jog point;

thence still by Warren Street on a bearing S26°-55'-47"E a distance of 19.32' to the intersection of Warren Street and the northerly sideline of Henley Street;

thence running by the northerly sideline of Henley Street on a bearing of S81°-30'-31'W a distance of 201.00 to the intersection of Henley Street and the easterly sideline of Main Street;

thence turning to the right and running by the easterly sideline of Main Street on a bearing of N28°-19'-33"W a distance of 87.09' to a jog point;

thence continuing by Main Street on a bearing of N27°-08'-53"W a distance of 62.67', to the point of beginning of Parcel 31A.

Said Parcel 31A containing an area of 31,303 square feet.

PARCEL R-31B

Beginning at the intersection of the southerly sideline of Henley Street and the westerly sideline of Park Street;

thence by westerly sideline of Park Street on a bearing of S08°-21'-24"E a distance of 47.45' to an angle point;

thence continuing by Park Street on a bearing of S10°-01'-47"W a distance of 20.96' to an angle point;

thence continuing by Park Street on a bearing of S27°-58'-18"W a distance of 19.10' to the northeasterly corner of land N/F Maurice E. Curran, et al;

thence by land N/F of Maurice E. Curran, et al S86°-19'-26"W a distance of 44.91' to a passageway;

thence turning to the left by passage and running on a bearing of S05°-41'-23"W by land N/F Maurice E. Curran, et al and by land N/F of Maurice & Theresa J. Curran a distance of 42.10' to a point;

thence turning to the right by passageway N86°-48'-18"W by land N/F John T. Martin a distance of 10.30' to a point;

thence turning to the left by passage and land N/F John T. Martin, land N/F Betty and Ward C. Cramer and land N/F City of Boston on a bearing of S28°-03'-30"W a distance of 63.10 to a point;

thence turning to the right running on Chauncy of S61°-16'-48"W a distance of 10.72' to a point;

thence turning to the left and running across Roughan Road (private) on a bearing of S28°-46'-58"W a distance of 11.95' to a point;

thence continuing on a bearing of S34°-28'-44"W by land N/F Ralph Bruno, William Pizzaro, Paul Ciampa, Arthur Ashton, L.C. #19660A and Certificate #84590 a distance of 47.16' to a point;

thence continuing on a bearing of S48°-34'-03"W by land N/F Ralph Bruno, William Pizzaro, Arthur Ashton, Paul Ciampa, L.C. #19660A and Certificate #84590 a distance of 56.41' to a point;

thence turning to the right and running by City Square on a bearing of N34°-08'-32"W a distance of 7.23' to a point on Main Street;

thence turning to the right and running by the easterly sideline of Main Street on a bearing of N02°-30'-51"W a distance of 48.37' to a jog point;

thence continuing by Main Street on a bearing N00°-41'-12"E a distance of 112.24 to a jog point;

thence still by Main Street on a bearing of N02°-21'-36"E a distance of 65.80' to a point on the southerly sideline of Henley Street;

thence by southerly sideline of Henley Street on a bearing of N81°-30'-31"E a distance of 188.42' to the point of beginning.

Said Parcel R-31B containing an area of 27,842 feet, more or less.

PARCEL R-68 (14A Park Street)

Certain parcel with buildings situated in that part of Boston formerly Charlestown, shown as Lot 5 on a Plan of land made by Whitman & Wexler, C.E., Boston, dated September 25, 1924, recorded in Suffolk Registry of Deeds in Book 4623, page 204, and is bounded and described as follows:

SOUTHEASTERLY	by Park Street, 21.6 feet;
SOUTHERLY	by Roughan Road, 34.3 feet;
NORTHWESTERLY	by line drawn through centre of common passageway, 4 feet, shown

on said plan, 21.6 feet;

NORTHERLY

by Lot 6 shown on said plan, the line running through the middle of brick partition wall, 34.3 feet.

Containing approximately 740 square feet of land according to said Plan.

Said parcel is now known and numbered 14A on said Park Street.

PARCEL R-102

That parcel of land in Charlestown, shown as Lot 6 on a plan by Whitman & Wexler, C.E., Boston, September 25, 1924, recorded at Suffolk Deeds in Book 4623, page 204, and is bounded and described as follows:

SOUTHEASTERLY

by Park Street, 22.10 feet;

SOUTHERLY

by Lot 5 shown on said plan, the line running thru middle of brick partition wall, 34.3 feet;

NORTHWESTERLY

by line drawn thru center of the common passageway 4 feet wide shown on said plan, 22.10 feet;

NORTHERLY

by Lot 7 shown on said plan, the line running thru the middle of brick partition wall, 34.2 feet.

Containing 750 square feet according to said plan. Said parcel is now known as 16 and 16A on said Park Street.

PARCEL R-103

That parcel of land in Charlestown, shown as Lot 7 on a plan by Whitman and Wexler, C.E., Boston, dated September 25, 1924, recorded at Suffolk Deeds in Book 4623, page 204, and is bounded and described as follows:

SOUTHEASTERLY

by Park Street, 24.94 feet;

SOUTHERLY

by Lot 6 shown on said plan the line running thru the middle of a brick partition wall 34.2 feet;

NORTHWESTERLY

by a line drawn thru the center of the common passageway 4 feet wide shown on said plan 19.4 feet;

NORTHWESTERLY

again by a line drawn thru Roughan Terrace shown on said plan 10.3 feet;

NORTHERLY

by a line drawn thru Roughan Terrace to said Park St, 25 feet.

Containing 820 square feet of land and known as 18, 18A Park Street.

The owners of the parcels of land hereby taken are unknown.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

CHARLESTOWN URBAN RENEWAL AREA

AWARD OF DAMAGES

No awards are made with this Order of Taking.

MEMORANDUM

APRIL 4, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY
AND STEPHEN COYLE, DIRECTOR

FROM: WILLIAM ARTHUR REILLY, PROJECT COORDINATOR
RALPH F. CAHILL, ASSISTANT GENERAL COUNSEL

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA, MASS. R-55
CONFIRMATORY ORDER OF TAKING
DISPOSITION PARCELS R-31A, R-31B, R-102, R-103
and R-68

On March 21, 1985, the Authority designated finally Tontine Crescent, Inc., as Redeveloper of Disposition Parcels R-31A, R-31B, R-102, R-103 and R-68, located in the City Square area of Charlestown, between Main, Winthrop, Warren, Park and Henley Streets, containing approximately 60,000 square feet, for the purpose of construction and rehabilitation of 46 units of mixed condominiums and rental units along with parking area and park.

It is desired to make an Order of Taking of the above parcel in order to ensure that the Authority holds and can convey good title, unencumbered by any claim which might otherwise be asserted against the property.

This Order of Taking is requested for title perfection purposes only and does not involve the acquisition of any additional land or the award of any additional damages.

I, therefore, recommend that the Authority adopt the appropriate Order of Taking regarding the above Parcels R-31A, R-31B, R-102, R-103 and R-68, in the Charlestown Urban Renewal Area.



